

## Study Area 13

### Super Neighborhoods:

- 39 - Fondren Gardens
- 40 - Central Southwest
- 41 - Fort Bend Houston

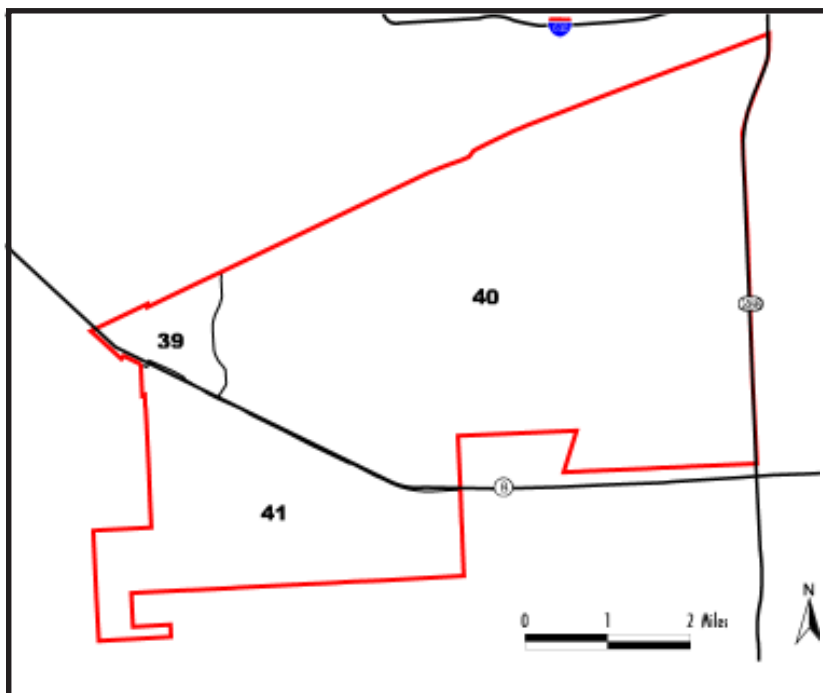
### Characteristics

- Total Population: 76,916
- 17.5% population change 1990 to 2000
- Population Density: 3.7 persons per acre
- Persons Per Household: 3.41
- Total Area: 20,811 acres (32.51 sq miles)
- Houston City Council Districts: C & D
- Independent School Districts: Houston & Fort Bend
- 6 Police Beats including bordering beats
- < 2% (average) of properties in long-term tax liens (homesteads not included)

### Location within City



### Super Neighborhoods in Study Area



## *Study Area 13 Super Neighborhood Characteristics*

**Fondren Gardens** is a corner of southwest Houston initially developed as an opportunity for Houstonians to work in the city and live in the country. Its large lots were sold to individuals who built modest homes at various times over the decades. Once isolated on the edge of Harris County, accessible only by South Main and what was a narrow Fondren Road, it is now bordered by the South Belt and accessible by West Orem Boulevard as well. Further development and redevelopment of this community is a likely outcome of this improved accessibility.

**Central Southwest**, located south of South Main and west of Highway 288, the South Freeway, contains a collection of subdivisions separated by undeveloped land. The northern part of the area includes an oilfield, old land fills, and many heavy industries located close to Holmes Road. To the south, there are pleasant 1950s neighborhoods such as Cambridge Village, Brentwood, Windsor Village, Almeda Plaza and Pamela Heights. The area is bisected by Sims Bayou which has repeatedly caused flooding in some of the immediately adjacent residential areas. Mega churches serving metropolitan-wide congregations are a recent phenomenon in the area.

**Fort Bend/Houston** is a collection of middle class subdivisions developed in the 1960s and 1970s in northeastern Fort Bend County. Beginning in the 1970s, the area has attracted middle class African-American families. Most of the housing in the area is single-family. New home construction has recently resumed in the southeastern part.

## Study Area 13 Overview

- **Young population is diversifying ethnically**

The population of Study Area 13 increased by 17.5%, slightly above that of the City. Ethnic trends towards diversification were also similar to those of the City. Blacks remained the majority in the area (61.9%) but the Hispanic population increased to account for over 30% of the population.

The large school age population is growing, though less than the city-wide figure. In 2000 it made up 25.9% of the population.

- **Families attracted by housing affordability**

With its large school age population it shouldn't be surprising that this Study Area has the highest number of persons per household in the City. Although education levels are below those of the City, the proportion of the population in upper income categories has increased substantially. Fondren Gardens however, has lagged significantly behind in terms of income; median income in this Super Neighborhood for 2000 was only \$26,197, well below the City median.

Home ownership levels increased from 1990 levels and remained much higher than the city-wide figure. This high ownership level was aided by the fact that all the Super Neighborhoods in the Study Area had median home values substantially below the citywide median of \$79,300. Notable new- residential construction took place in the Fort Bend Houston Super Neighborhood.

- ***Central Southwest has the largest share of population in Study Area 13***

## Study Area 13 Demographics

### Population by Super Neighborhood

- Fondren Gardens had the largest percent change in population 21.4% from 1990 to 2000.

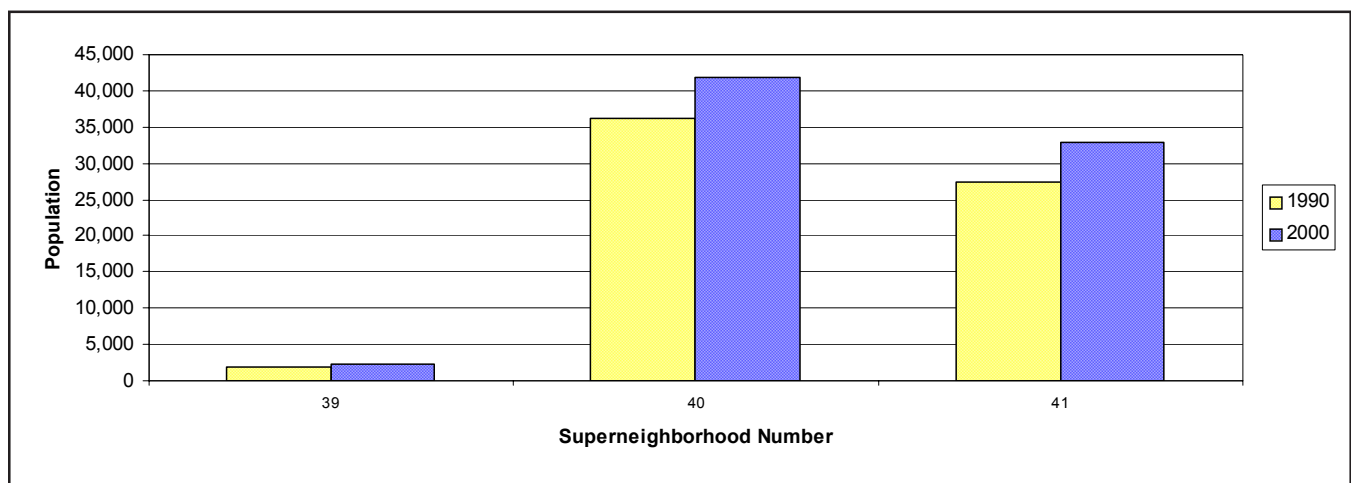
**Table 5.13.0.**  
**Population Change by Super Neighborhood (SN)**

Source: US Census Bureau

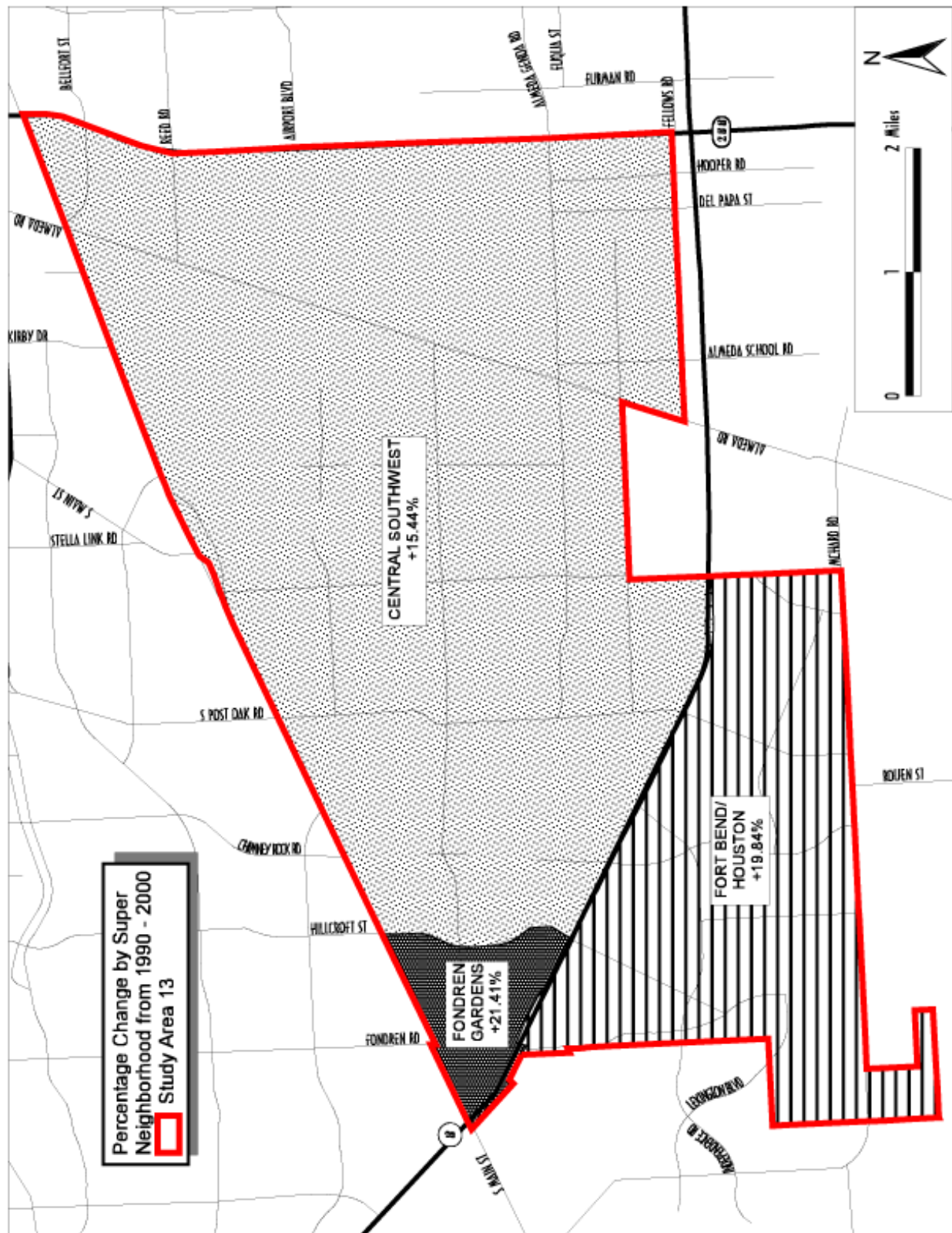
Super Neighborhood Name	SN#	1990	2000	# change	% change
Fondren Gardens	39	1,836	2,229	393	21.4%
Central Southwest	40	36,227	41,820	5,593	15.4%
Fort Bend/Houston	41	27,425	32,867	5,442	19.8%
<b>TOTAL</b>		<b>65,488</b>	<b>76,916</b>	<b>11,428</b>	<b>17.5%</b>

**Figure 5.13.0.**  
**Study Area 13 Population Change**

Source: US Census Bureau



## Study Area 13



**Map 5.13.1. Population Change by Super Neighborhood 1990-2000**

Source Data: U. S. Census Bureau 1990-2000






# Study Area 13 Demographics






## Race and Ethnicity

- Blacks remain the ethnic majority in Study Area 13
- Following City-wide Trends, the Hispanic population exhibited strong growth
- White and Asian populations decreased significantly

**Table 5.13.1.**  
**Population by Race/Ethnicity**

Source: US Census Bureau

Study Area 13				
		1990	2000	% change
White		6,667	3,965	-40.5%
Black		44,928	47,583	5.9%
Hispanic		12,651	23,950	89.3%
Asian		1,096	864	-21.2%
Other		146	554	279.5%
<b>TOTAL</b>		<b>65,488</b>	<b>76,916</b>	<b>17.5%</b>

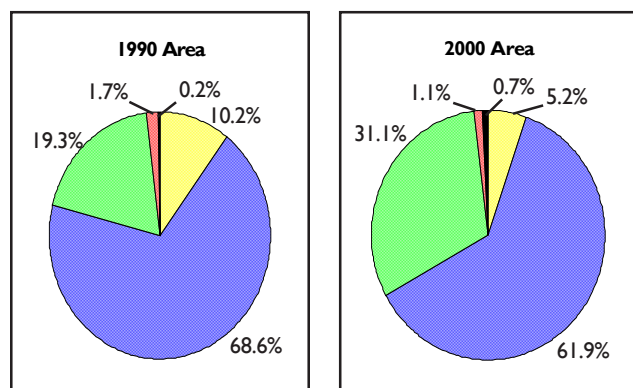
City of Houston				
		1990	2000	% change
White		720,534	601,851	-16.5%
Black		455,297	487,851	7.2%
Hispanic		455,947	730,865	60.3%
Asian		70,145	106,620	52.0%
Other		3,361	26,444	686.8%
<b>TOTAL</b>		<b>1,705,284</b>	<b>1,953,631</b>	<b>14.6%</b>

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

**Figure 5.13.1.**  
**Population by Race/Ethnicity**

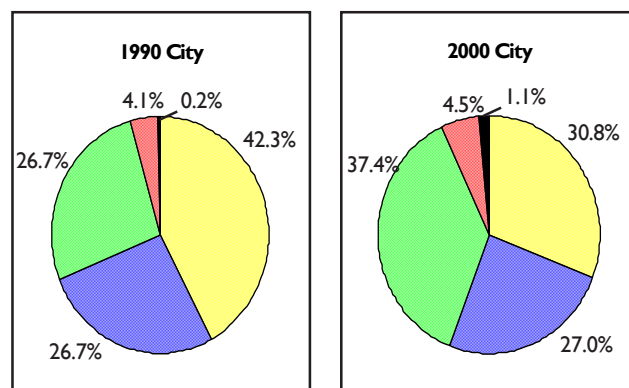
Source: US Census Bureau

**Study Area 13--percent of total**



Legend as shown above in Table 5.13.1

**City of Houston--percent of total**



Legend as shown above in Table 5.13.1





## Study Area 13 Demographics





### Gender and Age

- Larger school-age population (5-17), much more than the City average.
- Very low proportion of seniors, but a large growth in their numbers
- Majority of females (52.3%), more than City's 50.1%

**Table 5.13.2.**  
**Population by Gender and Age**

Source: US Census Bureau

Study Area 13				
		1990	2000	% change
Age 0-4		5,464	6,235	14.1%
Age 5-17		17,837	19,910	11.6%
Age 18-64		39,959	46,972	17.6%
Age 65+		2,228	3,799	70.5%
MALE		31,570	36,694	16.2%
FEMALE		33,918	40,222	18.6%
TOTAL		65,488	76,916	17.5%

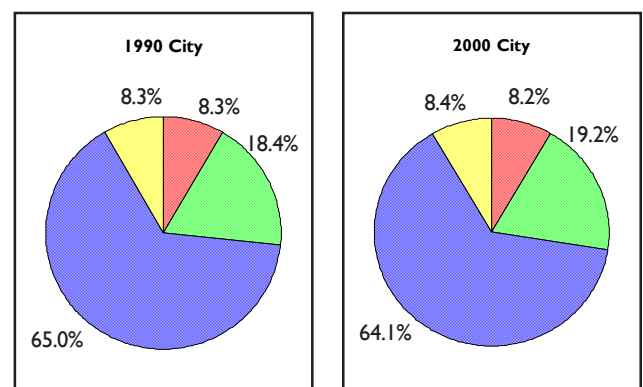
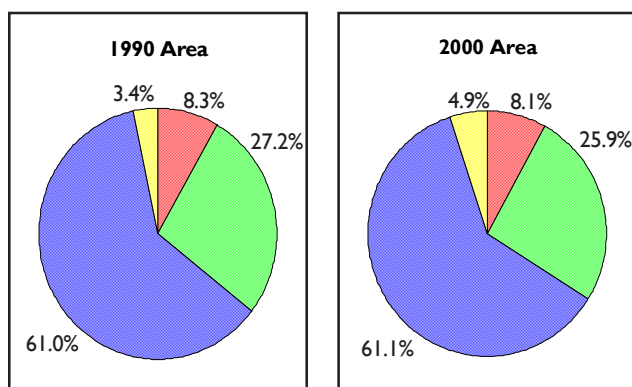
City of Houston				
		1990	2000	% change
Age 0-4		142,168	160,797	13.1%
Age 5-17		313,825	375,861	19.8%
Age 18-64		1,108,100	1,252,908	13.1%
Age 65+		141,191	164,065	16.2%
MALE		846,113	975,551	15.3%
FEMALE		859,171	978,080	13.8%
TOTAL		1,705,284	1,953,631	14.6%

**Figure 5.13.2.**  
**Population by Gender and Age**

Source: US Census Bureau

#### Study Area 13--percent of total

#### City of Houston--percent of total



Legend as shown above in Table 5.13.2

Legend as shown above in Table 5.13.2

## Study Area 13 Demographics

### Educational Attainment

- 25% of the Study Area population 25 years or older had a high school diploma
- The number of persons with college degrees increased by 53.1%, but is still below City average

**Table 5.13.3.**  
**Population 25 and Over by Educational Attainment**

Source: US Census Bureau

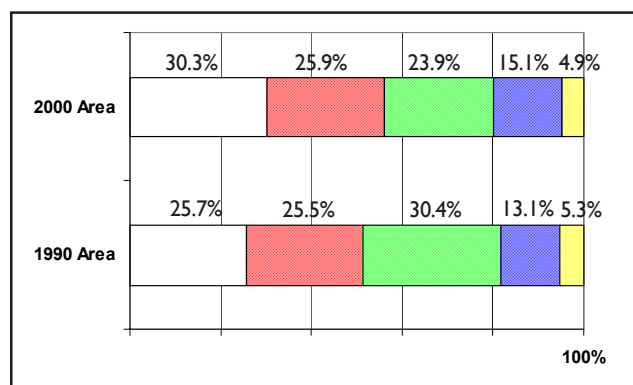
Study Area 13				
	1990	2000	% change	
No Diploma	8,991	12,981	44.4%	
High School	8,936	11,101	24.2%	
Some College	10,651	10,256	-3.7%	
Bachelor's	4,570	6,464	41.4%	
Grad/Prof.	1,862	2,080	11.7%	
<b>TOTAL</b>	<b>35,010</b>	<b>42,882</b>	<b>22.5%</b>	

City of Houston				
	1990	2000	% change	
No Diploma	263,458	355,445	34.9%	
High School	224,181	245,299	9.4%	
Some College	265,983	228,985	-13.9%	
Bachelor's	191,128	255,173	33.5%	
Grad/Prof.	92,288	116,252	26.0%	
<b>TOTAL</b>	<b>1,037,037</b>	<b>1,201,154</b>	<b>15.8%</b>	

**Figure 5.13.3.**  
**Population 25 and Over by Educational Attainment**

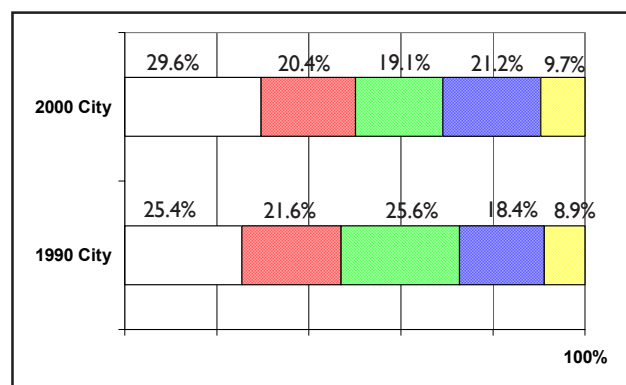
Source: US Census Bureau

**Study Area 13--percent of total**



Legend as shown above in Table 5.13.3

**City of Houston--percent of total**



Legend as shown above in Table 5.13.3



# Study Area 13 Demographics

## Housing and Households

- Total housing units increased
- Very high proportion of owner occupied units compared to the City
- Low vacancy rate compared to City

2000 Total Units	23,364
Single-family	22,398
Multi-family	966
Other	0

**Table 5.13.4. Household Characteristics**

Source: US Census Bureau

	Study Area 13		
	1990	2000	% change
<b>HOUSEHOLDS</b>	18,856	22,472	19.2%
<b>persons per HH</b>	3.40	3.41	0.2%

	City of Houston		
	1990	2000	% change
<b>HOUSEHOLDS</b>	638,705	717,945	12.4%
<b>persons per HH</b>	2.60	2.67	2.7%

**Table 5.13.5. Housing Units by Tenure**

Source: US Census Bureau

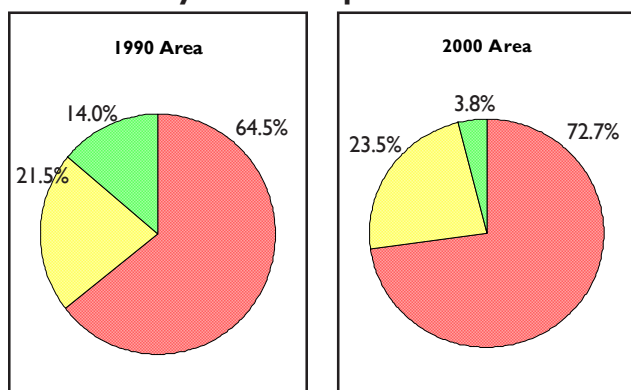
	Study Area 13		
	1990	2000	% change
<b>Occupied</b>	18,856	22,472	19.2%
<b>Owner</b>	14,142	16,993	20.2%
<b>Renter</b>	4,714	5,479	16.2%
<b>Vacant</b>	3,070	892	-70.9%
<b>TOTAL UNITS</b>	21,926	23,364	6.6%

	City of Houston		
	1990	2000	% change
<b>Occupied</b>	638,705	717,945	12.4%
<b>Owner</b>	293,355	328,741	12.1%
<b>Renter</b>	345,350	389,204	12.7%
<b>Vacant</b>	112,928	64,064	-43.3%
<b>TOTAL UNITS</b>	751,633	782,009	4.0%

**Table 5.13.4. Housing Units by Tenure**

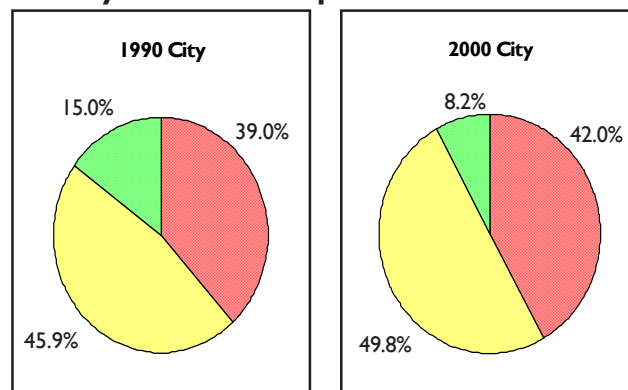
Source: US Census Bureau

**Study Area 13--percent of total**



Legend as shown above in Table 5.13.5

**City of Houston--percent of total**



Legend as shown above in Table 5.13.5







# Study Area 13 Demographics







## Household Income

- Median income (\$41,002) is above the City average of (\$36,616)
- Fourth-lowest percentage of households with income under \$15,000
- Fairly even income distribution

**Table 5.13.6.**  
**Households by Household Income**

Source: US Census Bureau

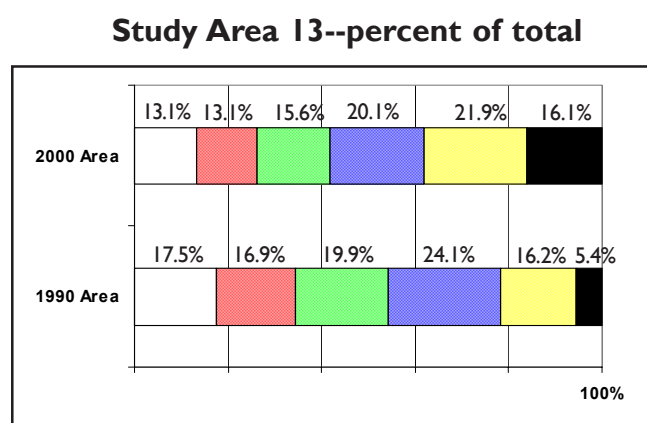
Study Area 13				
		1990	2000	% change
< \$15K		3,324	2,962	-10.9%
\$15K—\$25K		3,215	2,966	-7.7%
\$25K—\$35K		3,776	3,516	-6.9%
\$35K—\$50K		4,589	4,530	-1.3%
\$50K—\$75K		3,078	4,953	60.9%
>\$75K		1,033	3,645	252.8%
<b>TOTAL</b>		<b>19,014</b>	<b>22,572</b>	<b>18.7%</b>

City of Houston				
		1990	2000	% change
< \$15K		175,900	132,457	-24.7%
\$15K—\$25K		125,425	105,887	-15.6%
\$25K—\$35K		101,625	104,792	3.1%
\$35K—\$50K		99,947	117,451	17.5%
\$50K—\$75K		82,150	116,362	41.6%
>\$75K		64,395	141,948	120.4%
<b>TOTAL</b>		<b>649,442</b>	<b>718,897</b>	<b>10.7%</b>

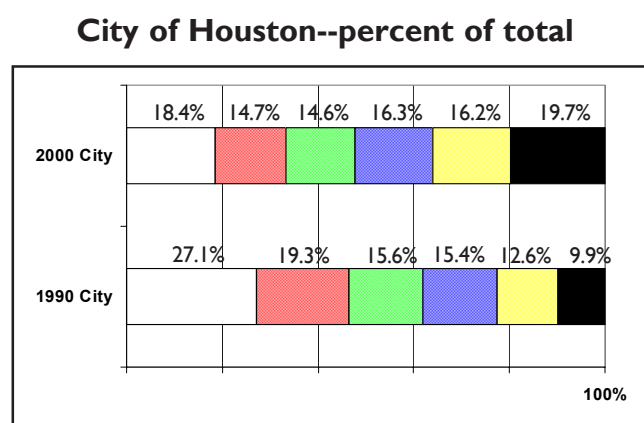
Note: The total number of households shown in this table is based on sample data.

**Figure 5.13.5.**  
**Households by Household Income**

Source: US Census Bureau



Legend as shown above in Table 5.13.6



Legend as shown above in Table 5.13.6

## Study Area 13 Land Use Patterns

- 40.6% of study area is Undeveloped/ Vacant
- 9.3% of all Vacant/ Undeveloped land in City of Houston

Study Area 13 covers 20,811 acres of land.

**Residential** uses cover about 23% of the land. Single-family uses cover 22% of the land and in the last decade have more than doubled. Single-family uses intensify toward the southwest and in Fort Bend County. In the last five years new single-family subdivisions were developed in the area; multi-family uses did not increase.

**Commercial and Office** uses comprise 2.4% of the land use in this study area, appearing primarily along South Main Street and in other major thoroughfares, such as Almeda-Genoa and S. Post Oak.

**Industrial** land uses have increased from 925 acres of land in 1990 to more than 1,450 acres in 2000. Pockets of this use are located along Almeda Road, South Main Street and McHard Road in Fort Bend County and increased along Almeda Road and Fondren Road.

**Public and Institutional** land uses take up 2.5% of the land. In 1990 they covered only 209 acres in comparison to 523 acres in 2000. However, much of the increase

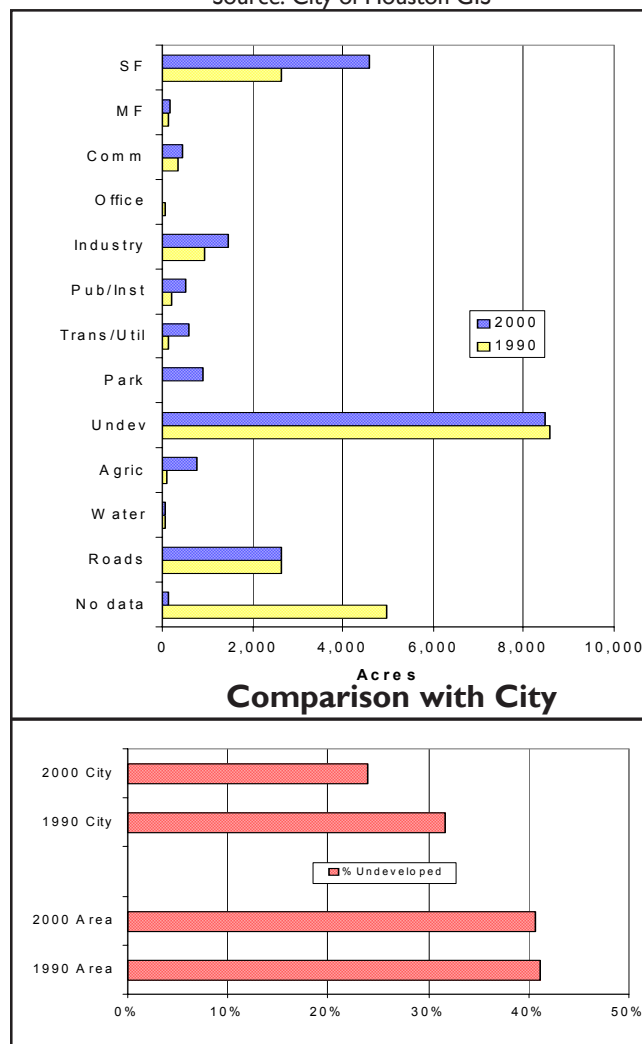
**Table 5.13.7. Acreage by Land-Use Category**

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 13			City of Houston		
	1990	2000	% change	1990	2000	% change
<b>Single-Family (SF)</b>	2,622.2	4,581.2	74.7%	75,587.9	79,800.7	5.6%
<b>Multi-Family (MF)</b>	138.9	173.1	24.7%	12,256.3	14,648.2	19.5%
<b>Commercial (Com)</b>	344.9	455.9	32.2%	12,281.1	15,386.2	25.3%
<b>Office</b>	53.9	51.7	-4.1%	4,031.2	4,811.9	19.4%
<b>Industrial</b>	925.2	1,453.4	57.1%	21,361.8	25,762.2	20.6%
<b>Public/Institutional</b>	209.5	523.4	149.8%	13,341.7	20,061.5	50.4%
<b>Trans/Utilities</b>	149.2	573.5	284.4%	3,601.2	11,665.9	223.9%
<b>Parks/Open Space</b>	0.0	915.7	—	1,460.2	32,089.7	2,097.6%
<b>Undeveloped</b>	8,566.3	8,457.1	-1.3%	120,734.2	91,366.6	-24.3%
<b>Agricultural</b>	113.9	764.3	571.0%	5,751.2	10,017.4	74.2%
<b>Open Water</b>	74.6	74.6	0.0%	1,226.7	13,905.4	1,033.6%
<b>Roads</b>	2,641.9	2,641.9	0.0%	56,559.1	56,559.1	0.0%
<b>No Data</b>	4,970.8	145.2	-97.1%	52,355.0	4,472.8	-91.5%

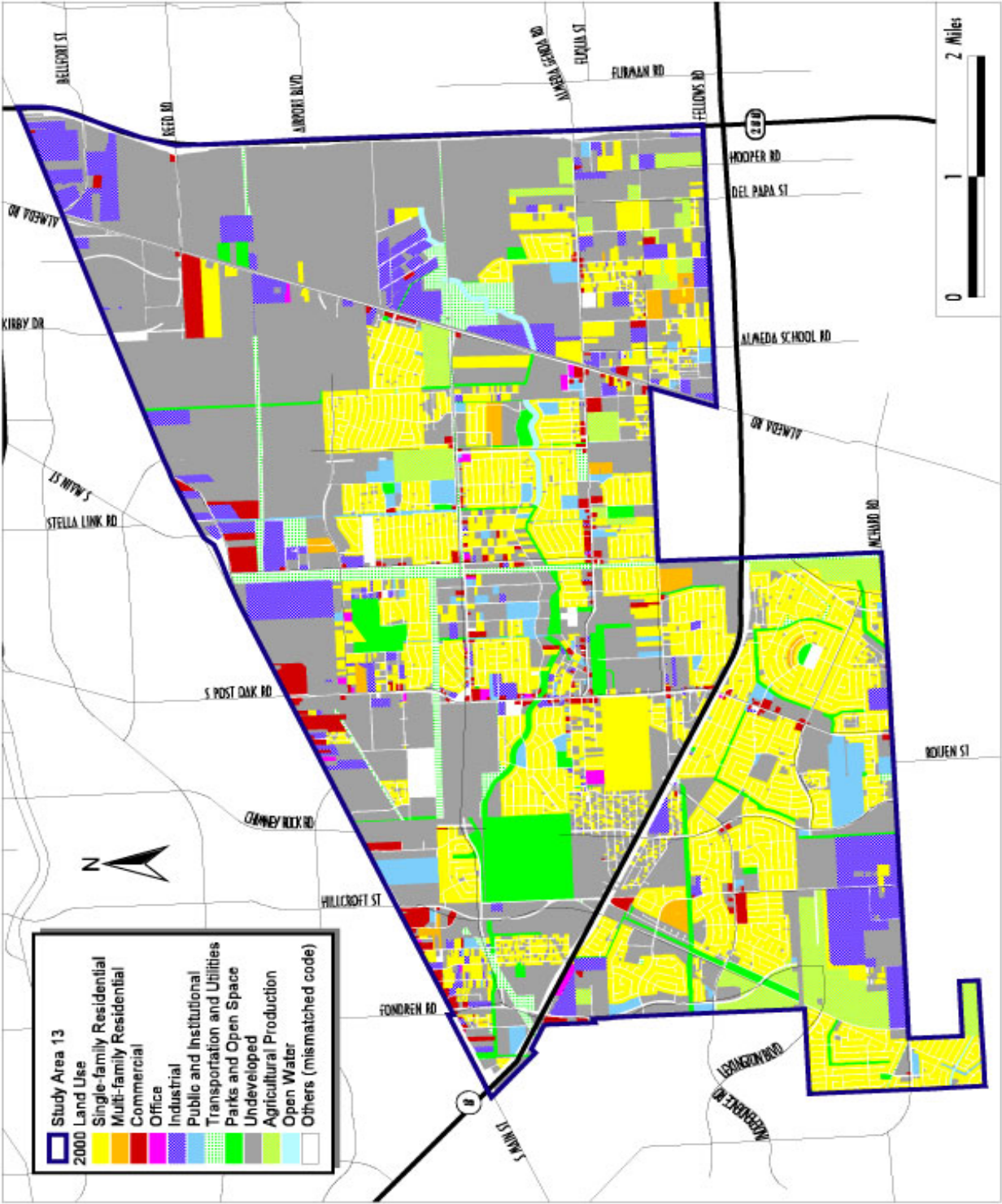
**Figure 5.13.6. Study Area 13 Land Use**

Source: City of Houston GIS



Source: City of Houston GIS

## Study Area 13 Land Use Patterns



### Map 5.13.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

## *Study Area 13 Land Use Patterns*

comes from the fact the 1990 database failed to take into account parcels in Fort Bend County that were accounted for in 2000. New institutional land uses appeared around or close to new residential parcels. Several churches and church related uses expanded and the City built a new public library on W. Fuqua Road.

**Transportation/utilities** occupy 2.8% of the land. Most of these uses consist of Reliant power substations and the Missouri-Pacific rail lines. New water and wastewater infrastructure, such as lift and pumping stations were built in the area by the City of Houston.

**Parks and Open Spaces** take about 4.4% of the land in Study Area 13. This use was not categorized in the 1990 database; however, several parks have been created since then on vacant land. For example, Cambridge Park to the east of South Post Oak Road, and Townwood Park along the Sims Bayou and to the east of Buffalo Speedway.

**Agricultural** uses represent 760 acres or 3.7% of the study area. These uses are located primarily in the south, in Fort Bend County, and also on parcels between Almeda-Genoa Road and Fellows Road.

**Vacant and Undeveloped** land is almost 41% (8,457 acres) of the study area. Large parcels are located along SH 288, Almeda Road and South Main Street.

**Roads** occupy almost 13% of the land area.

## Study Area 13 2000 Basic Demographics\*

**Table 5.13.8.**  
**2000 Demographics by Super Neighborhood**

	Super Neighborhood			Study Area 13 Total
	Fondren Gardens #39	Central Southwest #40	Fort Bend/Houston #41	
<b>Total Population</b>	<b>2,229</b>	<b>41,820</b>	<b>32,867</b>	<b>76,916</b>
White	12.2%	6.1%	3.5%	5.2%
Black	22.5%	56.4%	71.5%	61.9%
Hispanic	62.9%	35.8%	23.0%	31.1%
Asian	1.1%	1.1%	1.1%	1.1%
Other	1.3%	0.6%	0.9%	0.7%
<b>Educational Attainment</b>				
<b>Persons 25 years and over</b>	<b>1,003</b>	<b>23,772</b>	<b>18,107</b>	<b>42,882</b>
No High School Diploma	60.0%	34.0%	23.7%	39.2%
High School Diploma & higher	40.0%	66.0%	76.3%	60.8%
<b>Household Income</b>				
<b>Total Households</b>	<b>577</b>	<b>12,336</b>	<b>9,659</b>	<b>22,572</b>
Below \$25,000	46.3%	29.3%	21.2%	32.3%
Above \$25,000	53.7%	70.7%	78.8%	67.7%
<b>Labor Force</b>				
<b>Persons 16 and over</b>	<b>940</b>	<b>18,661</b>	<b>16,132</b>	<b>35,733</b>
Employed	79.4%	91.2%	92.3%	91.4%
Unemployed	20.6%	8.8%	7.7%	8.6%
<b>Housing</b>				
<b>Total Occupied Units</b>	<b>646</b>	<b>12,231</b>	<b>9,595</b>	<b>22,472</b>
Owner Occupied	38.2%	75.2%	78.7%	64.0%
Renter Occupied	61.8%	24.8%	21.3%	36.0%

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: \* Data at this level is not available for 1990 based on Super Neighborhood boundaries.

\*\* Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander